



GRASSROOTS
REALTY GROUP

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223 Sunset Square
Cochrane, Alberta

MLS # A2252718



\$699,900

Division:	Sunset Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,113 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Wheelchair lift from garage to house, keyless entry system on garage, central vacuum system

Welcome to this upscale former show home build by Calbridge Builders. As you approach this Gem of a quiet neighborhood, you are greeted by manicured lawns and well tended flower beds. There is a south facing front deck area perfect for these warm days. As you step in you are greeted with the view of an Open floor plan, with an office to the immediate left. Gaze into the kitchen which comes with a eating bar, and granite counter tops. The gas fireplace in the living provides a lovely ambiance on those chilly fall evenings. there is also a rear balcony perfect for your BBQ and quiet sitting area. The master bedroom is spacious and provides access to the rear balcony as well. From the master bedroom step into your luxurious 5 piece spa ensuite, corner tub, double sinks, enclosed toilet and a walk in shower with the walk in closet off the ensuite. In the upstairs loft there is a sitting room - open to the main floor, and a second bedroom along with a 3 piece bath, a perfect space for your guests. The basement awaits your creative ideas.